

175.0

0004

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

583,900 / 583,900

USE VALUE:

583,900 / 583,900

ASSESSED:

583,900 / 583,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		PIEDMONT ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HIGGINS JAMES ROBERT ETAL/ TRS	
Owner 2: HIGGINS-BUCKLEY FAMILY REVOCAB	
Owner 3: TRUST	

Street 1: 7 PIEDMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: HIGGINS JAMES R & -	
Owner 2: BUCKLEY KATIE H -	

Street 1: 7 PIEDMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 3,747 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3747		Sq. Ft.	Site		0	70.	1.42	6									372,688						372,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							3747.000		209,700		1,500		372,700		583,900							
Total Card							0.086		209,700		1,500		372,700		583,900		Entered Lot Size					
Total Parcel							0.086		209,700		1,500		372,700		583,900		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										175.0-0004-0002.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	209,700	1500	3,747.	372,700	583,900	583,900	Year End Roll	12/18/2019	
2019	101	FV	193,200	1500	3,747.	367,400	562,100	562,100	Year End Roll	1/3/2019	
2018	101	FV	191,900	0	3,747.	282,200	474,100	474,100	Year End Roll	12/20/2017	
2017	101	FV	191,900	0	3,747.	266,200	458,100	458,100	Year End Roll	1/3/2017	
2016	101	FV	191,900	0	3,747.	244,900	436,800	436,800	Year End	1/4/2016	
2015	101	FV	180,200	0	3,747.	228,900	409,100	409,100	Year End Roll	12/11/2014	
2014	101	FV	180,200	0	3,747.	210,800	391,000	391,000	Year End Roll	12/16/2013	
2013	101	FV	180,200	0	3,747.	210,800	391,000	391,000		12/13/2012	

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor							Sale Price	V	Tst	Verif
HIGGINS JAMES R	1542-121	1	4/5/2019	Convenience			1	No	No	
BRENSINGER CAM	1414-147		4/25/2012				476,000	No	No	
JACOBS ANNIE R	1338-88		6/5/2007	Change>Sale			400,000	No	No	N
	629-20		3/11/1997	Family				No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2008	102	Redo Kit	6,300			G9	GR FY09	install kitchen ca

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
7/25/2012	MLS	EMK	Ellen K
1/5/2009	Measured	345	PATRIOT
12/3/2008	MLS	MM	Mary M
8/2/2007	MLS	HC	Helen Chinal
12/30/1999	Meas/Inspect	243	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

